DELEGATED REPORT

Application Reference:	PL/2023/06458
Application Type:	Planning Permission

Site Address:	4 Brakspear Drive, Corsham, Wiltshire, SN13 9NE
Proposal:	Single storey front extension to garage
Recommendation:	Planning Permission be GRANTED

SITE AND PROPOSAL

The application relates to 4 Brakspear Drive which is a detached dwelling located in an established suburban residential area of Corsham. The existing dwelling has three bedrooms and is arranged of two storeys. The property has been extended in the past, most notably with a with a two-storey front extension. The site is situated within the Corsham settlement boundary, but not within any other designated area and there are no listed buildings within close proximity of the site. The site is not subject to any other designations.

The application seeks permission for a single storey front extension, projecting approximately 4.7m to create a home studio, office and utility. Matching materials are proposed throughout. It is also proposed to widen the existing driveway and resurface in block paving to create a parking area for two vehicles.

POLICIES

Wiltshire Core Strategy ('WCS' adopted January 2015)
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 61 Transport and Development
Core Policy 64 Demand Management

Corsham Neighbourhood Plan 2016-2026 ('CNP', made Nov. 2019)
Policy CNP HE1

National Planning Policy Framework ('NPPF', Sept 2023)
Section 12 Achieving well designed places

In addition, the 'Corsham Design Guide' (2016-2026), the 'House Alterations and Extensions' (July 2004) are relevant as supplementary planning documents / guidance.

MAIN ISSUES

- Principle of Development
- Scale, Design and Appearance
- Residential Amenity
- Access and Parking

PLANNING HISTORY

N/92/02060/FUL CONSTRUCTION OF GABLE ROOF TO FRONT ELEVATION CONSTRUCTION OF GABLE ROOF

N/87/01534/FUL EXTENSION TO DWELLING

CONSULTATIONS

Corsham Town Council – Objection, stating:

Resolved: that whilst the Town Council has no objection in principle to an extension on the site that it recommends refusal of this application on the grounds that it would represent overdevelopment; would have a detrimental effect on the street scene and concerns that the proposal could lead to inadequate parking provision on the site.

REPRESENTATIONS

The application was advertised by neighbour letter. No responses have been received.

ASSESSMENT

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the National Planning Policy Framework, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy ('WCS', adopted January 2015) and the 'saved' policies of the North Wiltshire Local Plan 2011 ('NWLP', adopted June 2006). In addition, the Corsham Neighbourhood Plan ('CNP', made November 2019).

Principle of Development

The principle of domestic extensions and alterations within the curtilage of existing dwellings is considered acceptable, providing those proposals are complaint with the requirements of relevant policies within the development plan.

Scale, Design and Visual Appearance

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. CNP Policy HE1 similarly requires all development to demonstrate good quality design. Section 12 of the NPPF expects a good standard of design.

The Town Council have raised concerns that the proposal would be overdevelopment and would have a detrimental impact on the street scene and levels of parking.

The extension projects to the front of the property by approximately 4.7m. It is to be constructed in materials to match the house and adopts a simple gabled form. The existing front door is to be reused and the new fenestration will predominantly match the existing. There will be a new portal

feature window to the side elevation and roof lights.

The existing dwelling has previously been extended to the front and the proposed extension will project further from this. Despite appearing fairly prominent at the front elevation, in terms of footprint, scale and design, the extension does clearly remain subservient to the main dwelling. The proposal retains sufficient set back from the road so as not to appear overbearing within the street scene and to maintain adequate parking (discussed later in the report). The extension sits alongside a two storey frontward projection on the neighbouring property. It is relevant to note that there is no obvious consistent form of design along this part of Brakspear Drive and indeed in the area more generally. There is a varied mix of development and a number of examples along Brakspear Drive of front projections to existing dwellings which are not harmful to the character of the area.

Overall, it is considered that the simple and subservient design approach along with the use of matching materials will allow the development to integrate effectively. Whilst the Town Council objection is noted, on balance it is not considered that the proposed development would have a negative impact on what already appears as a mixed and varied streetscene. As such, it complies with the relevant design policies (Core Policy 57 and CNP HE1) and guidance, and a reason for refusal based on design grounds could not be substantiated.

Residential amenity

WCS Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The single-storey form of the proposed extension is not considered to give rise to any specific neighbour amenity issues. In particular there are no issues of loss of light or overlooking arising from the proposal which would warrant refusal of the application. The proposal complies with CP57 in this respect.

Access and Parking

WCS Core Policy 61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards. Section 9 of the NPPF expects that development provides safe and suitable access for all users and that opportunity is taken to promote sustainable transport options.

The site is located on Breakspear Drive which is an unclassified section of public highway subject to a speed limit of 30mph. The access with the public highway is to remain unaltered by the proposals. The proposals seek to erect an extension at ground floor level which will allow a rearrangement of the ground floor living space to incorporate a home studio, office and utility. The proposal would result in the loss of garage through its conversion to living accommodation. It is noted that the existing garage is undersized to meet current parking standards. The plans indicate that the property has three bedrooms which would generate a parking requirement of two spaces.

The proposed site plan indicates that the existing parking area to the front of the property is to be widened and resurfaced creating a space for two vehicles in accordance with the Council's parking

standards. The proposal would comply with CP61 & 64 in respect of the access and parking arrangements.

CONCLUSION

Based on the above considerations, and when assessed against advice set out in the National Planning Policy Framework, the relevant legislation and the considerations of Core Policies 57, 61 and 64 of the Wiltshire Core Strategy, it is considered that the proposed development is, on balance, acceptable and would not give rise to any impacts which would warrant refusal of the application.

RECOMMENDATION: That Planning Permission be GRANTED, subject to the following conditions:

1. The works for which Planning Permission is hereby granted shall be begun before the expiration of three years from the date of this consent.

   REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, amended by the Planning and compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

   Location Plan
   002 Existing Site Plan
   003 Existing Ground Floor
   004 Existing First Floor Plan
   005 Existing Elevations

   010 Proposed Site Plan
   011 Proposed Ground Floor
   012 Proposed First Floor
   013 Proposed Elevations
   (all received 31 July 2023)

   REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

   REASON: In the interests of visual amenity and the character and appearance of the area.

INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.